

TEXAS TRANSPORTATION COMMISSION

HOOD County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In or near Cresson, Hood County, on US 377, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 83, at Page 543, Real Property Records of Hood County, Texas.

All of the easement encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

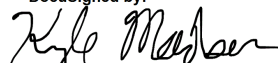
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Vaquero Cresson Partners, LP is the owner of the fee interest in the property and has requested to purchase the easement interest for \$1,000.

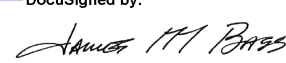
The commission finds \$1,000 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Vaquero Cresson Partners, LP for \$1,000.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9F4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115758 May 28 2020

Minute	Date
Number	Passed

Requestor: Vaquero Cresson Partners, LP
County: Hood
Highway: U.S. HIGHWAY 377
ROW CSJ: 008004

(Page 1 of 3)
Tract: 19-26
April 28, 2020

PROPERTY DESCRIPTION
TRACT 19-26

Being a portion of Lot 1, Motorsport Industrial Park, an addition situated in the Nancy Smith Survey, Abstract No. 512, City of Cresson, Hood County, Texas, according to the plat recorded in Cabinet C, Slide 203, Plat Records, Hood County, Texas, and described in the General Warranty Deed with Vendor's Lien to Vaquero Cresson Partners, LP, a Texas limited partnership recorded under Instrument Number 2019-0014049 Official Public Records, Hood County, Texas, said tract being the same tract described in the County Court of Hood County, Texas decision in the case of The State of Texas vs. J.W. Braxton, et al recorded in Volume 83, Page 543, Deed Records, Hood County, Texas; the subject tract, commonly shown and referenced as a Drainage Easement to the State of Texas, is more particularly described as follows:

Commencing at a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the southeast right-of-way line of U.S. Highway 377, 60.00 feet southeast of and at right angles to survey centerline station 1394+07.0, at the west corner of said Lot 1, from which a Mag nail with a metal washer stamped "JPH Land Surveying" set at the south corner of Lot 1 bears South 57° 39' 51" East, a distance of 249.60 feet; **THENCE** North 32° 26' 35" East, with the said southeast right-of-way line of U.S. Highway 377, a distance of 283.65 feet to the northwest corner of the said Drainage Easement tract and being the **Point of Beginning**, being southeast 60.00 feet and at right angles to survey centerline station 1396+90.7;

1. **THENCE** North 32° 26' 35" East, continuing with southeast right-of-way line of U.S. Highway 377, a distance of 42.60 feet to the north corner of Lot 1 and the northeast corner of the Drainage Easement tract, from which a 1/2 inch capped rebar stamped "JPH Land Surveying" set for reference bears North 54° 33' 30" West, a distance of 20.10 feet;

THENCE through the interior of the Lot 1, and with the perimeter and to the corners of the Drainage Easement tract, the following courses and distances:

2. South 04° 26' 35" West, a distance of 98.80 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

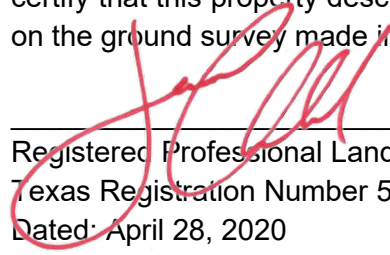
3. North 85° 33' 25" West, a distance of 20.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
4. North 04° 26' 35" East, a distance of 61.19 feet returning to the **Point of Beginning** and enclosing 1,600 square feet.

Notes:

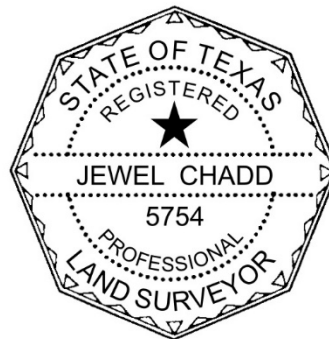
1. A survey sketch accompanies this description
2. All bearings and distances based on the North Central Zone (4202) Texas State Plane Coordinate System.

SURVEYOR CERTIFICATION

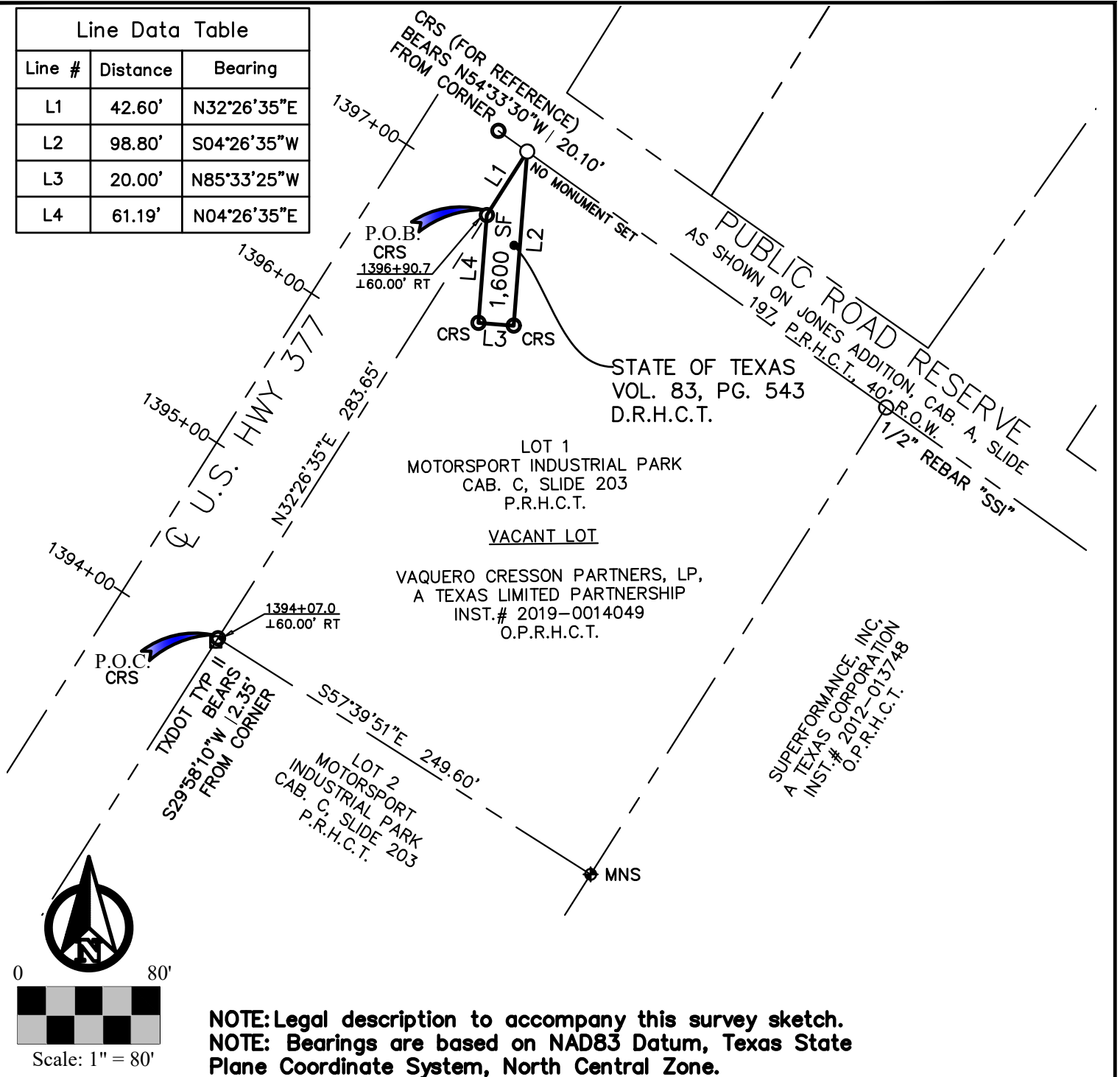
I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this property description and accompanying survey sketch are based on an actual on the ground survey made in May, 2019.

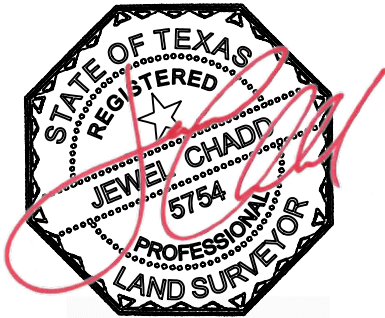



Registered Professional Land Surveyor
Texas Registration Number 5754
Dated: April 28, 2020
JPH# 2019.022.015



Line Data Table		
Line #	Distance	Bearing
L1	42.60'	N32°26'35"E
L2	98.80'	S04°26'35"W
L3	20.00'	N85°33'25"W
L4	61.19'	N04°26'35"E



<p>LEGEND</p> <p>CRS ○=1/2" rebar stamped "JPH Land Surveying" set</p> <p>MNS ⊕=Mag nail & washer stamped "JPH Land Surveying" set</p> <p>TXDot TYP II □=TxDOT Right of Way bronze cap in concrete</p> <p>○=Marker found or set "as noted"</p> <p>P.R.H.C.T. =Plat Records of Hood County, Texas</p> <p>O.P.R.H.C.T. =Official Public Records of Hood County, Texas</p> <p>D.R.H.C.T. =Deed Records of Hood County, Texas</p> <p>SF =Square feet</p> <p>P.O.B. =Point of Beginning</p> <p>P.O.C. =Point of Commencing</p>	 	<p>TRACT 19-26</p> <p>1,600 SQUARE FEET</p> <table><tr><td colspan="2">DATE: April 28, 2020</td><td colspan="2">PAGE: 3 of 3</td></tr><tr><td>STATE</td><td>DIST.</td><td colspan="2">COUNTY</td></tr><tr><td>TEXAS</td><td>2</td><td colspan="2">HOOD</td></tr><tr><td>CONT.</td><td>SECT.</td><td>JOB</td><td>HIGHWAY NO.</td></tr><tr><td>80</td><td>04</td><td>37</td><td>US 377</td></tr></table>	DATE: April 28, 2020		PAGE: 3 of 3		STATE	DIST.	COUNTY		TEXAS	2	HOOD		CONT.	SECT.	JOB	HIGHWAY NO.	80	04	37	US 377
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